

**AN ORDINANCE TO REZONE SEVEN (7) AREAS OF
THE WEST SIDE COMPREHENSIVE DEVELOPMENT
PLAN ANALYSIS AREA.**

WHEREAS, the City Council deems it necessary and appropriate to rezone properties that are located in seven (7) analysis areas of the West Side Comprehensive Development Plan area as set forth herein and as recommended by the City Planning Commission in its Resolution 03-10 following the conduct of the Planning Commission's public hearing on Tuesday, February 16, 2010.

**THE COUNCIL OF THE CITY OF WILMINGTON HEREBY
ORDAINS:**

SECTION 1. Section 48-97 of the Wilmington City Code and the "Building Zone Map of Wilmington, Delaware" dated November, 2005, be and the same are hereby amended by changing the zoning classifications of the properties located in seven (7) Analysis Areas within the West Side Comprehensive Development Plan Area, as hereinafter described and as illustrated on the Maps attached hereto and made a part hereof, with the zoning classification changes as enumerated below:

1. Area 1-A: Rezone the two properties, one of which is located adjacent to the southwest corner of North Rodney Street and Pennsylvania Avenue, the other being located on the south side of the Swedenborgian Church along Pennsylvania Avenue and facing North Broom Street, from R-5B (apartment house medium

#3329

Sponsors:

Council
Members
Ignudo
Prado
Kelley
Martelli

- density) to R-1 (one-family detached dwelling) zoning classification;
2. Area 1-B: Rezone the properties within the area that is located between North Rodney and North Broom Streets adjacent to the south curb of Pennsylvania Avenue from R-5B (apartment house medium density) to R-3 (one-family row houses) zoning classification;
 3. Area 1-C: Rezone the parcels of property that are located in the area along the north curb of Park Place, between North Van Buren and Adams Streets from R-5B (apartment house medium density) to R-4 (row houses with conversions) zoning classification;
 4. Area 2: Rezone the parcels of property that are located within the area generally situated on the north side of Lancaster Avenue between Clayton and Broom Streets from C-1 (neighborhood shopping) to R-3 (one-family row houses) zoning classification;
 5. Area 3: Rezone the parcels of property that are located in the area bounded generally by West Third Street, Conrad, Scott and DuPont Streets from C-5 (heavy commercial) to R-3 (one-family row houses) zoning classification;
 6. Area 4: Rezone the parcels of property that are located in the area generally bounded by Third Street, Scott, DuPont and Conrad

Streets from C-2 (secondary business centers) to R-3 (one-family row houses) zoning classification; and

7. Area 5: Rezone the parcels of property that are located in the area generally described as located south of the St. Francis Hospital Complex and bordered by West Fifth, West Sixth, North Clayton and North DuPont Streets from R-5B (apartment house medium density) to R-5A1 (apartment house low-medium density) zoning classification.

SECTION 2. This Ordinance shall become effective immediately upon its date of passage by the City Council and approval by the Mayor.

First ReadingMarch 4, 2010
Second Reading.....March 4, 2010
Third ReadingApril 15, 2010

Passed by City Council, April 15, 2010

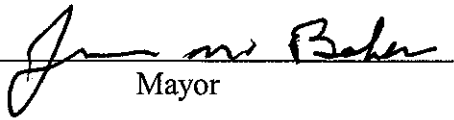
Norman D. Griffiths
President of City Council 4/15/10

Attest: Maribel Ruiz
City Clerk

Approved as to form this 1st
day of March, 2010

John R. Shields
City Solicitor

Approved this th 11 day of April 2010


Mayor

SYNOPSIS: This ordinance rezones seven (7) areas of the West Side Comprehensive Development Plan Analysis Area as generally described in Section 1 of the ordinance and as illustrated on the Maps attached to the ordinance. The rezoning actions in the ordinance were recommended by the City Planning Commission following its public hearing on February 16, 2010. The ordinance will be the subject of a City Council public hearing prior to its enactment.

MAP 1

WEST SIDE ANALYSIS AREA Proposed Rezoning

CURRENT ZONING

RESIDENTIAL

- R-1 ONE FAMILY DETACHED DWELLINGS
- R-2 ONE FAMILY SEMI-DETACHED DWELLINGS
- R-2A RESIDENTIAL
- R-3 ONE FAMILY ROW HOUSES
- R-4 ROW HOUSES WITH CONVERSIONS
- R-5A APARTMENT HOUSE LOW DENSITY
- R-5A1 APARTMENT HOUSE LOW-MEDIUM DENSITY
- R-5B APARTMENT HOUSE MEDIUM DENSITY
- R-5C APARTMENT HOUSE HIGH DENSITY

COMMERCIAL

- C-1 NEIGHBORHOOD SHOPPING
- C-1A NEIGHBORHOOD COMMERCIAL
- C-2 SECONDARY BUSINESS CENTERS
- C-2A SECONDARY OFFICE CENTERS
- C-3 CENTRAL RETAIL
- C-4 CENTRAL OFFICE
- C-5 HEAVY COMMERCIAL
- C-6 SPECIAL COMMERCIAL

MANUFACTURING & INDUSTRIAL

- M-1 LIGHT MANUFACTURING
- M-2 GENERAL INDUSTRIAL

SPECIAL PURPOSE

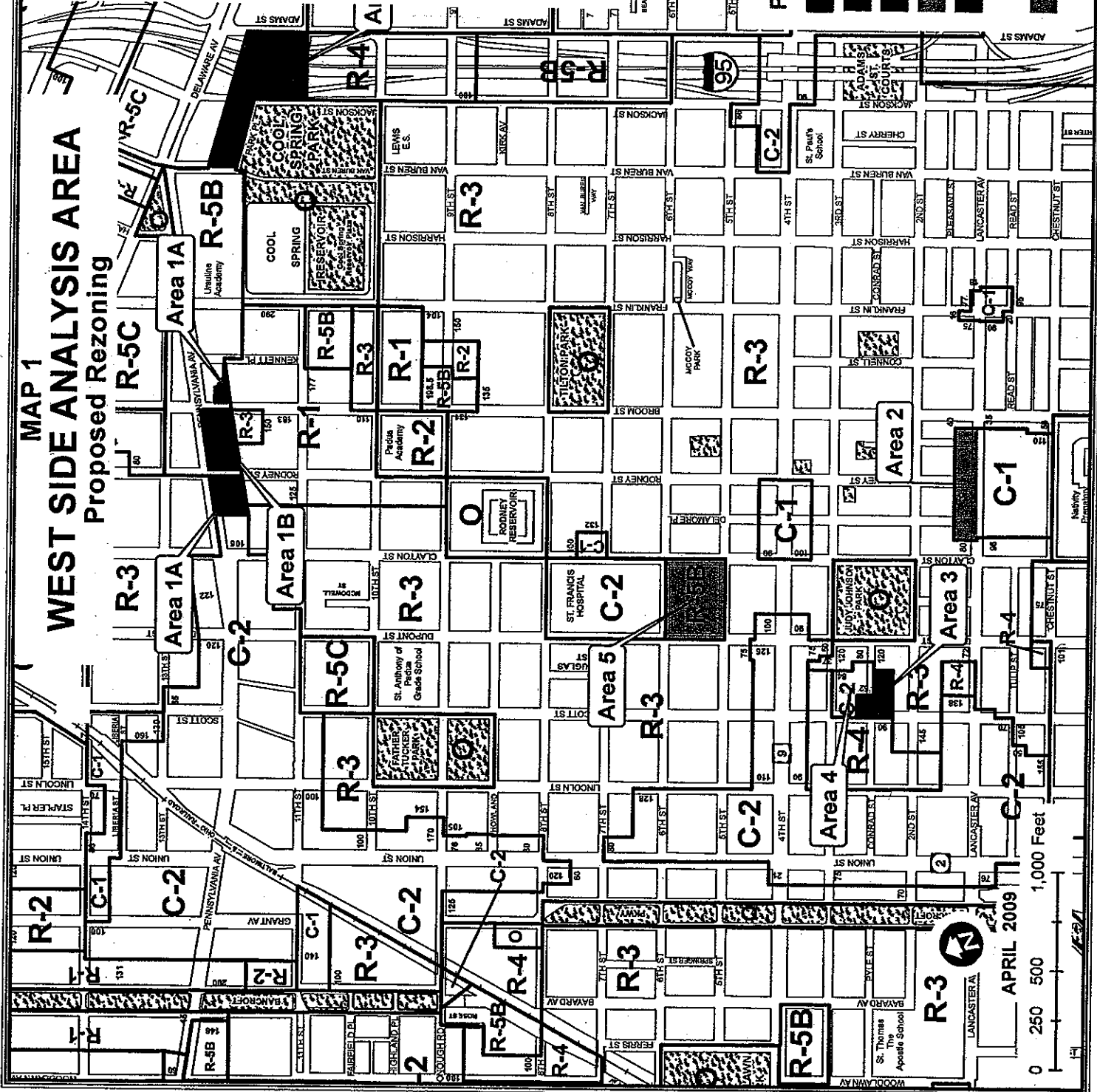
- O OPEN SPACE

WATERFRONT DISTRICTS

- W-1 MANUFACTURING
- W-2 COMMERCIAL/MANUFACTURING
- W-3 LOW INTENSITY MANUFACTURING/COMMERCIAL RECREATION
- W-4 RESIDENTIAL COMMERCIAL

Proposed Rezoning Key

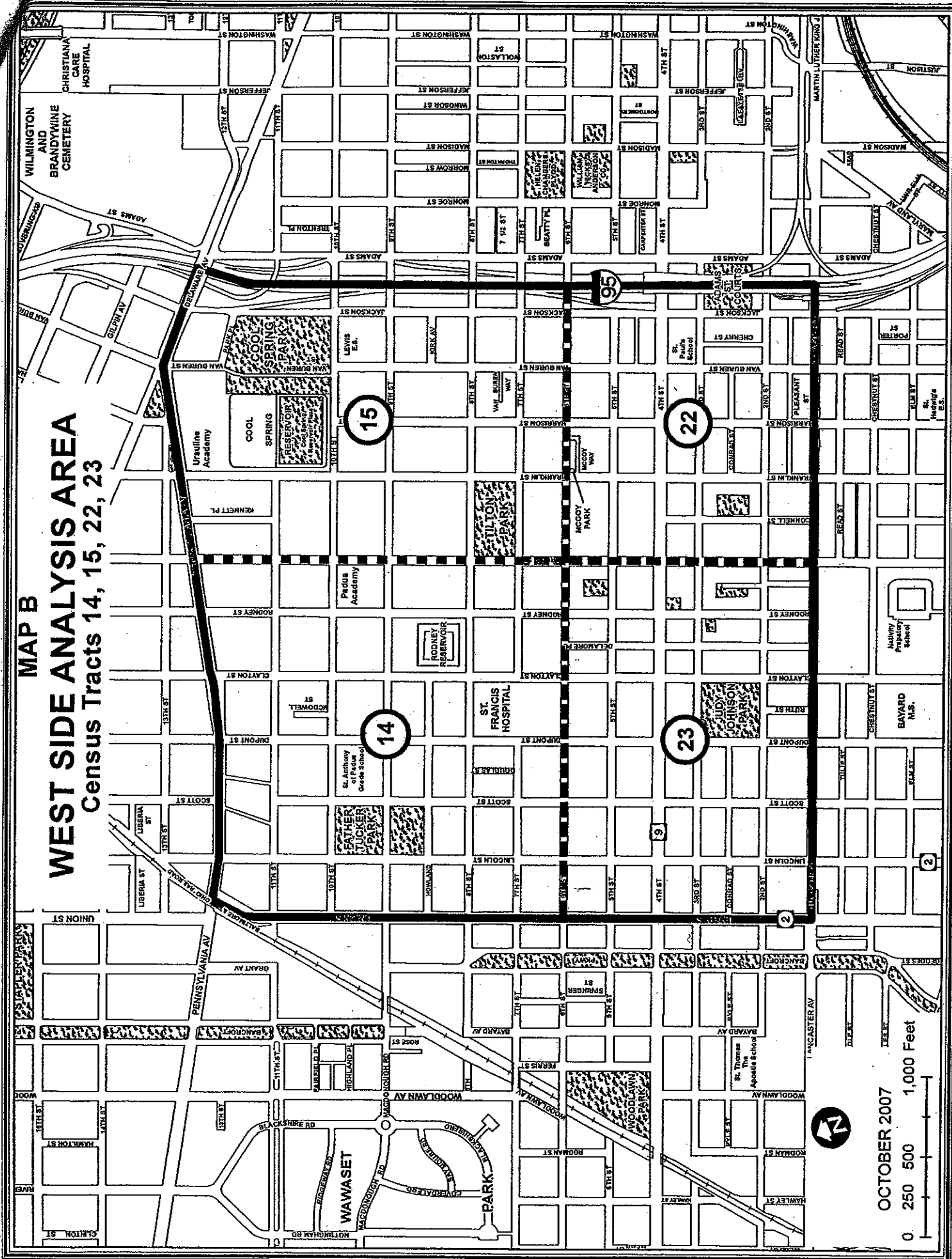
- Area 1A: R-5B to R-1
- Area 1B: R-5B to R-3
- Area 1C: R-5B to R-4
- Area 2: C-1 to R-3
- Area 3: C-5 to R-3
- Area 4: C-2 to R-3
- Area 5: R-5B to R-5A1



MAP B

WEST SIDE ANALYSIS AREA

Census Tracts 14, 15, 22, 23



OCTOBER 2007
0 250 500 1,000 Feet